

**WICHITA-SEDGWICK COUNTY**  
**METROPOLITAN AREA PLANNING COMMISSION AGENDA**  
**FEBRUARY 19, 2004**

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **THURSDAY, February 19, 2004**, in the Tenth Floor Conference Room, Wichita City Hall, 455 N. Main, Wichita, Kansas beginning at **12:30 P.M.**

1. Election of Metropolitan Area Planning Commission Vice-Chair.
2. Update of Employment and Population Projections for the Comprehensive Plan, presentation by Janet Harrah from WSU.
3. Approval of February 5, 2004 MAPC meeting minutes.

❖ **SUBDIVISION ITEMS**

**Items 4-1 to 4-3 may be taken in one motion unless there are questions or comments.**

4. Consideration of Subdivision Committee recommendations from the meeting of February 12, 2004. Ed Sunquist, Elizabeth Bishop, Bill Johnson, James Barfield, Bob Hernandez, present. David Wells absent. Copies of their recommendations have been furnished to the Planning Commission.

Agenda Item 4-1 (SUB2003-149) Subdivision Approved Jan 5, 2004, vote 5-0;

Agenda Item 4-2 (SUB2003-139) Approved, vote 5-0; Agenda Item 4-3 (SUB2004-11) Approved, vote 3-2;

Agenda Item 5-1 (VAC2003-53) Approved, vote 5-0; Agenda Item 5-2 (VAC2004-02) Approved, vote 5-0;

Agenda Item 5-3 (VAC2004-03) Approved, vote 5-0;

- 4-1. **SUB2003-149– Final Portion of an Overall Preliminary Plat – AVALON PARK THIRD ADDITION, located on the east side of Tyler Road, north of 37<sup>th</sup> Street North.**  
**(MAPC deferred 1-22-04)**

Engineer: PEC, P.A.

Acreage: 67.7

Total Lots: 97

- 4-2. **SUB2003-139– Final Plat – BRENTWOOD SOUTH SECOND ADDITION, located on the north side of Pawnee and east of Webb Road.**

Engineer: Ruggles and Bohm, P.A.

Acreage: 12.76

Total Lots: 18

- 4-3. **SUB2004-11– One-Step Final Plat – PRAIRIE VILLA AT BEACON HILLS ADDITION, located east of Oliver, north of 21<sup>st</sup> Street North.**

Engineer: Baughman Company, P.A.

Acreage: 10.11

Total Lots: 1

## ❖ **PUBLIC HEARING — VACATION ITEMS**

**ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.**

**Items 5-1 to 5-3 may be taken in one motion, unless there are questions or comments.**

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10<sup>th</sup> City Hall, 455 N. Main Street, Wichita, Kansas.

- 5-1. VAC2003-53 – Request to Vacate a Portion of Dedicated Right-of-Way, located northwest of the Armour Drive and Kellogg Avenue intersection.**
- 5-2. VAC2004-02 – Request to Vacate a Platted Ten-Foot Utility Easement, located 1/4 mile east of the 127<sup>th</sup> Street East and 21<sup>st</sup> Street North intersection**
- 5-3. VAC2004-03 – Request to Vacate Utility Easements, located south of Kellogg and east of 143<sup>rd</sup> Street East.**

## ❖ **PUBLIC HEARING — ZONING ITEMS**

**ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.**

- 6.** Case No.: ZON2003-69  
Request: Zone change from “SF-5” Single-family Residential and “GO” General Office to “NR” Neighborhood Retail  
General Location: On the southeast corner of Central and Vassar  
District Advisory Board: Two heard on February 2, 2004  
Presenting Planner: Donna Goltry  
**Deferred from MAPC January 8, 2004**
- 7.** Case No.: CUP2003-67 DP36 Amendment #1  
Request: Amendment to Pizza Hut Second Addition Community Unit Plan  
General Location: On the south side of Kellogg approximately 1/2 mile east of Webb Road  
Presenting Planner: Donna Goltry  
**Deferred from MAPC February 5, 2004**
- 8.** Case No.: ZON2004-02  
Request: Zone change from “B” Multi-family Residential and “SF-5” Single-family Residential to “LC” Limited Commercial  
General Location: Between 9<sup>th</sup> Street North and Murdock, on the west side of West Street  
District Advisory Board: Six heard on February 18, 2004  
Presenting Planner: Bill Longnecker
- 9.** Case No.: CON2004-03  
Request: Conditional Use for a group residence for pregnant teenagers on property zoned “TF-3” Two-family Residential  
General Location: North of 11<sup>th</sup> Street North and east of Madison  
Presenting Planner: Scott Knebel
- 10.** Case No.: ZON2003-66  
Request: Zone change from “SF-5” Single-family Residential to “LC” Limited Commercial  
General Location: Southwest corner of east Central and Ellson Street  
District Advisory Board: Two will hear on March 1, 2004

- Presenting Planner: Bill Longnecker
- 11.** Case No.: CON2004-01  
Request: Conditional Use to permit a temporary concrete plant for I-135 reconstruction on property zoned “RR” Rural Residential  
General Location: At the northwest corner of 101<sup>st</sup> Street North and Hydraulic  
Presenting Planner: Scott Knebel
- 12.** Case No.: ZON2004-01  
Request: Zone change from “B” Multi-family Residential and “GO” General Office to “GC” General Commercial  
District Advisory Board: Six heard February 18, 2004  
General Location: At the northeast corner of Elm and Topeka  
Presenting Planner: Donna Goltry
- 13.** Case No.: CON2004-02  
Request: Conditional Use to permit an accessory apartment above a proposed detached garage on property zoned “SF-5” Single-family Residential  
District Advisory Board: Six heard February 18, 2004  
General Location: At the northeast corner of 15<sup>th</sup> Street North and Womer  
Presenting Planner: Scott Knebel
- 14.** Other matters/adjournment.

**John L. Schlegel Secretary  
Wichita-Sedgwick County  
Metropolitan Area Planning Commission**